Grantee: St Paul, MN

Grant: B-08-MN-27-0002

April 1, 2010 thru June 30, 2010 Performance Report

Grant Number:

B-08-MN-27-0002

Grantee Name:

St Paul, MN

Grant Amount:

\$4,302,249.00

Grant Status:

Active

QPR Contact:

Beth Ulrich

Disasters:

Declaration Number

NSP

Plan Description:

Recovery Needs:

Obligation Date:

03/20/2009

Award Date:

03/20/2009

Contract End Date:

03/27/2013

Review by HUD:

Submitted - Await for Review

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,302,249.00
Total CDBG Program Funds Budgeted	N/A	\$4,302,249.00
Program Funds Drawdown	\$9,123.66	\$1,978,001.24
Obligated CDBG DR Funds	\$276,483.30	\$3,020,134.76
Expended CDBG DR Funds	\$310,403.09	\$2,874,721.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$645,337.35	\$0.00
Limit on Admin/Planning	\$430,224.90	\$344,420.72
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

 National Objective
 Target
 Actual

 NSP Only - LH - 25% Set-Aside
 \$1,075,562.25
 \$1,175,562.25

Overall Progress Narrative:

- 17 houses have been assigned to five CDC,s for rehab and five professional service contracts with CDC&rsquos have been processed to prepare scopes of work on the 17 properties.
- Bids were received for renovation work on 6 houses. Approximately 10 to 12 bids were received on each house. These bids have been analyzed and have been awarded.
 - Bid documents are being prepared on another 11, which will be bid in May, June and July 2010.
- Pre-construction conferences were held with selected contractors on the first 6 properties awarded for rehab. Construction contracts have been finalized and are being routed for signatures.
- Bids have been received and awarded for another 3 properties. Pre-construction conferences are being scheduled.
 - Bids were opened 6/30/10 on three properties and are currently being analyzed for awards.
 - Bids were issued 6/23/10 for three properties with bids coming in on 7/14/10.
 - Staff met with a group of Twin Cities Realtors to discuss marketing REO property.
- Direct Project Costs associated with individual properties (i.e. holding/maintenance costs and direct staff costs) have been identified and projected out. Detailed reporting has been prepared regarding this data.
- RFP for listing broker of NSP homes is being revised to ensure that listing opportunities are more widely available to area agents. Anticipate revised RFP will be released mid-June.
 - HRA acquired 4 vacant/foreclosed properties under City Direct NSP 1 and/or donation.
- City Direct NSP 1 has expended \$2,874.721.12 (66.8%) and has obligated \$3,020.134.76 (70.1%) as of June 30, 2010.
- Recent interpretation by HUD of obligation, recent awards of construction contracts and demolition contracts will allow for all funds to be obligated by mid-August and will also include additional expenditures. The expenditures and obligations will show that we have also met the 25% LH Set Aside.
- HRA and Habitat executed development agreements on April 1, 2010 and closed on May 13, 2010 on six (6) properties. 5 properties will be rehabilitated and a new 5br house will be constructed on a vacant lot.
- HRA and Habitat executed Development Agreements and closed on eight properties on June 15. Six (6) of the property are for the Jimmy Carter National Event. Four of the properties are to be rehabilitated; 1 vacant lot and 3 houses demolished for construction of 4 new single family homes.
 - Awarded 5 demolition contracts. All contracts have been executed and demolition complete.
- Bids were received for demolition on 12 additional properties. Approximately 5 to 6 bids were received for each house. Houses are in various stages of the demolition process.
 - Working with the consultant on deconstruction process on 4 properties.

- Another package of 13 properties for demolition is currently out for bids. Bids are due 7/14/10.
- City found that their was very little interest for home owner occupied duplexes. The City had indicated rental in
 its initial Substantial Amendment in combination with homeownership. In order to solicit public comment to provide
 for total rental of these structures we published an amendment requesting comments by July 23, 2010
 Leveraging other resources to complement NSP Activities
- West 7th/Fort Road Federation and HRA entered into a Contract for "Smith Neighborhood Homeowners Exterior Grant Program" to provide up to \$5,000 exterior grants to be matched by homeowners
- West 7th/Fort Road Federation received 15-20 applications for their &ldquoSmith Neighborhood Homeowners Exterior Grant Program.&rdquo The applications are being reviewed for processing.
- Dayton&rsquos Bluff NHS submitted an application to Minnesota Housing for \$300,000 of CRV funds in partnership with ESNDC to be used in the Bruce Vento Neighborhood to complement the Jimmy Carter Initiative to create a larger neighborhood impact. These funds are competitive and Minnesota Housing will not make a decision until later this fall.
- Dayton&rsquos Bluff NHS is working with Real Estate Equities, My Home Sources, LLC and other developers on properties that come through the NCST list that are outside ISP/NSP areas or properties within those areas that HRA has no interest in. Any of these participants must fully rehabilitate the house and sell it for homeownership. To date they have addressed six properties.
- Dayton&rsquos Bluff NHS, through financing assistance from Neighborworks, Pohlad, and the Federal Home Loan Bank Board, has purchased 31 vacant and foreclosed properties on the East Side. Thirteen have been rehabilitated and sold (2 in June); 4 are completed and listed for sale; 7 are under construction; and 7 are being evaluated.

Project Summary

Project #, Project Title	This Report Period	To Date		
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	
ACQ-DEMO, Acquisition/Demolition	\$3,344.85	\$947,000.00	\$438,342.38	
ACQ-FUT-RESALE, Acquisition for Future Resale	\$0.00	\$1,305,000.00	\$95,531.19	
ACQ-RESALE, Acquisition and Resale	\$5,778.81	\$1,620,025.00	\$1,247,682.95	
ADMIN, Administration	\$0.00	\$430,224.00	\$196,444.72	

Activities

Grantee Activity Number: AD-001

Activity Title: ACQ-DEMO 50%

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only)

Under Way

Project Number: Project Title:

ACQ-DEMO Acquisition/Demolition

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Overall	Apr 1 till a 3011 30, 2010	10 Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$1,180.83	\$184,341.21
Obligated CDBG DR Funds	\$67,467.13	\$251,808.34
Expended CDBG DR Funds	\$11,406.36	\$266,673.63
City of St Paul	\$11,406.36	\$266,673.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.

The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

- 4 properties were sold to Habitat for construction of new single family homes (Eligible Use E)
- 3 are underway and one will start early in Spring, 2011 (Eligible Use E)
- 3 of sites had vacant, blighted, foreclosed houses that were demolished (Eligible Use D)
- 2 additional blighted properties out being bid for demolition (Eligible Use C, D)

Performance Measures

	This	This Report Period		Cumulativ	e Actual Total / E	Expected
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	28/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AD-002

Activity Title: ACQ-DEMO 120%

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only)

Under Way

Project Number: Project Title:

ACQ-DEMO Acquisition/Demolition

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$647,000.00
Total CDBG Program Funds Budgeted	N/A	\$647,000.00
Program Funds Drawdown	\$2,164.02	\$254,001.17
Obligated CDBG DR Funds	\$57,260.88	\$430,760.88
Expended CDBG DR Funds	\$0.00	\$434,293.35
City of St Paul	\$0.00	\$434,293.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties that have been foreclosed upon will be acquired by the City in a bulk purchase or other negotiations, and the structures will be cleared by the City. Some of the vacant lots will be sold and have new homes constructed on them when the housing market improves. The homes will be developed by Habitat for Humanity, neighborhood CDCs, or other contractors/developers. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The lots which are not suitable for new construction will become neighborhood open spaces or community gardens.

The ongoing costs of maintaining the lots will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

- 6 properties have been bid for demolition and bids are being reviewed (Eligible Use C, D)
- 2 properties bids have been awarded for demolition and executing contracts(Eligible Use C, D)
- 3 properties are under demolition contracts and work has started (Eligible Use C, D)
- 1 property was demolished (Eligible Use C, D)

Performance Measures

	Th	This Report Period			e Actual Total / E	Expected
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	49/22

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: ADMIN-001

Activity Title: Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:
ADMIN Administration

Projected Start Date: Projected End Date:

10/01/2008 09/30/2012

National Objective: Responsible Organization:

City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$430,224.00
Total CDBG Program Funds Budgeted	N/A	\$430,224.00
Program Funds Drawdown	\$0.00	\$196,444.72
Obligated CDBG DR Funds	(\$18,750.00)	\$196,450.00
Expended CDBG DR Funds	\$0.00	\$344,420.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative and Monitoring Costs for NSP activities.

Location Description:

Administration

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AFS-001

Activity Title: ACQ-RESALE 50%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$26,274.54
Obligated CDBG DR Funds	\$68,023.06	\$268,023.06
Expended CDBG DR Funds	\$103,003.72	\$156,850.93
City of St Paul	\$103,003.72	\$156,850.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by Habitat for Humanity. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

- 8 duplexes had been purchased and identified for rental use. If there are no issues with the amendment there are developers that have presented to the communities and received approval to move forward with rehabilitation of these structures providing 16 units. (Eligible Use B)
- 4 single family homes were identified for single family homeownership in need of extensive rehabilitation work (Eligible Use B)
- · City Inspection reports are being completed which will lead to developing final Scopes of Work for bidding and rehabilitation (Eligible Use B)

Performance Measures

	Th	This Report Period			e Actual Total / E	xpected
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	6/6

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AFS-002

Activity Title: ACQ-RESALE 120%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-FUT-RESALE Acquisition for Future Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2018

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$905,000.00
Total CDBG Program Funds Budgeted	N/A	\$905,000.00
Program Funds Drawdown	\$0.00	\$69,256.65
Obligated CDBG DR Funds	\$102,482.23	\$552,482.23
Expended CDBG DR Funds	\$85,406.81	\$255,292.03
City of St Paul	\$85,406.81	\$255,292.03
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, and will be held for future disposition to income eligible homebuyers, or owner occupants of small rental properties. It is anticipated that these properties will require fairly substantial rehabilitation, and will not be sold to end buyers until the housing market improves and other negative influences begin to change.

The homes will most likely be developed by the City, with neighborhood CDCs, or private contractors acting as contractors. All NSP-assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

The ongoing holding costs of these properties will be paid with NSP funds, NSP program income, and local funding sources.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

- We have acquired 4 properties under this activity this quarter.
- 8 houses have been purchased all needing extensive rehabilitation. City Inspection reports are being completed which will lead to developing final Scopes of Work for bidding and rehabilitation (Eligible Use B)

Performance Measures

	This Report Period			Cumulative Act	ual Total / Expe	cted
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	13/20

Activity Locations

Address	City	State	Zip
360 Maria	St Paul	NA	55106
724 Fourth St	St Paul	NA	55106
362 Maria	St Paul	NA	55106
898 Wilson	St Paul	NA	55106

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AR-001

Activity Title: ACQ SALE 50%

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale

Projected Start Date: Projected End Date:

10/01/2008 09/30/2013

10/01/2006 09/30/201

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$475,562.25
Total CDBG Program Funds Budgeted	N/A	\$475,562.25
Program Funds Drawdown	\$1,948.57	\$379,042.91
Obligated CDBG DR Funds	\$0.00	\$451,970.21
Expended CDBG DR Funds	\$52,968.69	\$450,622.37
City of St Paul	\$52,968.69	\$450,622.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

- 3 vacant, foreclosed single family homes were purchased and have been sold to Habitat. Rehabilitation of the houses is underway and is anticipated that the first end buyer closing will be the end of August. (Eligible Use B)
- 1 single family house has had the Scope of Work prepared and bidding process is underway. (Eligible Use B)
- 2 properties are having City inspections report completed in order to prepare Scopes of Work (Eligible Use B)

Performance Measures

	Th	This Report Period		Cumulative	Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total	
# of Properties	0	0	0	0/0	0/0	25/6	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

Grantee Activity Number: AR-002

ACQ SALE 120% Activity Title:

Activitiy Category: Activity Status:

Acquisition - general **Under Way**

Project Number: Project Title:

ACQ-RESALE Acquisition and Resale **Projected End Date: Projected Start Date:**

10/01/2008 09/30/2013

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,144,462.75
Total CDBG Program Funds Budgeted	N/A	\$1,144,462.75
Program Funds Drawdown	\$3,830.24	\$868,640.04
Obligated CDBG DR Funds	\$0.00	\$868,640.04
Expended CDBG DR Funds	\$57,617.51	\$966,568.09
City of St Paul	\$57,617.51	\$966,568.09
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Vacant residential properties will be acquired by the City in a bulk purchase or other negotiations, rehabilitation specifications will be completed, and the properties will be sold to income eligible homebuyers using non-NSP purchase/rehabilitation financing. It is anticipated that these properties will not require substantial rehabilitation, and will be sold to end buyers relatively quickly. Holding costs will be paid with NSP funds. All NSP assisted homebuyers are required to have a Certificate of Homeowner Training, and will have received at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

Location Description:

NSP funding will be primarily targeted to HUD block group areas with 7-10 risk scores (orange and red areas), with the majority of funding allocated to ISP Priority and Focus Areas.

Activity Progress Narrative:

- 6 properties have completed all Scopes, bidding process, bid award and are moving forward to execute Construction Contracts for rehabilitation to start in August. (Eligible Use B)
- 4 properties have been designated to a developer for rehabilitation and resale for homeownership (Eligible Use B)

Performance Measures

	Th	This Report Period		Cumulative	Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total	
# of Properties	0	0	0	0/0	0/0	35/21	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount